

DEVELOPER : St Vincent's Health Australia
MAIN CONSTRUCTION COMPANY : ADCO Constructions
ARCHITECT : Health Science Planning Consultants (HSPC)
STRUCTURAL ENGINEER : Wood & Grieve Engineers
CONSTRUCTION VALUE : \$70 million



Images courtesy of Chris Matterson Photography

A HEALTHY DELIVERY

The St Vincent's Private Hospital Werribee (SVPHW) is a state-of-the-art hospital facility that will provide health services for up to 16,000 patients living and working in Wyndham, one of Australia's fastest growing municipalities.

The \$70 million hospital features 112 beds, six operating theatres, four delivery suites, a day procedure unit, cardiac catheter laboratory, day oncology/infusion centre, rehabilitation facilities, radiology and consulting suites.

Located in Werribee Victoria, the hospital was constructed concurrently with a new aged care facility that will accommodate 80 residents with dementia and low, high and respite care needs.

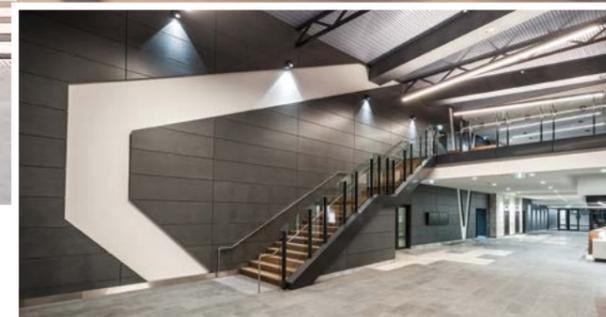
Funded and owned by St Vincent's Health Australia (SVHA), Australia's largest Catholic not-for-profit health and aged care provider, the contract for Design and Construct was awarded to national construction company ADCO.

"We have an excellent track record of delivering projects on time and within a client's budget," said ADCO Constructions.

"This was very important for SVHA as they were working to a tight budget and timeline. Value management played a big role in securing the contract. Our design innovations ensured the project met the client's budget requirements without departing from the desired level of architectural intent and overall quality" said ADCO.

The design for the cutting edge facility was multi-faceted and required a lengthy period of consultation between ADCO, the architects and the engineers. "It was a structurally complex project. Construction commenced in December 2015 but before that point we worked closely with the architects and engineers to workshop solutions to improve the design from a buildability perspective," ADCO explained.

To manage this process a full time ADCO Design Manager was dedicated on the project to ensure there was a smooth transition from design phase to construction.



The commissioning team at SVHA are currently conducting scenario testing of all clinical spaces and the first patient surgery is scheduled for January 2018. The finished building features a polycarbonate atrium skylight and several different types of cladding including feature pattern precast and aluminium battens. A key consideration of the design, however, was the complicated nature of the medical fittings.

"One of the critical aspects of the build was handling the installation of the technical hospital equipment, in particular the Siemens system for the cardiac catheter laboratory and Stryker pendants in the operating theatre," said ADCO. "The team's extensive experience in developing health facilities proved invaluable."

The overall project consisted of two separate buildings, the hospital and aged care facility. Construction of both buildings on the four hectare site ran concurrently and presented many logistic and sequencing challenges.

"One of our main challenges was to meet our client's tight programme for both buildings. We had two separate handovers and the hospital was still in construction when the aged care facility opened in May.

Certain parts of the hospital needed to be fast-tracked and completed in order to provide vital services to the aged care clients," said ADCO.

"This project demanded a focused and committed management team who played a major part in achieving programme and handing over defect free," ADCO added.

ADCO's portfolio features numerous notable projects across Australia, including the \$100 million Gold Coast Airport Redevelopment, the newly completed \$63 million 512-bed student accommodation for Deakin University in Burwood, and the \$52 million redevelopment of 52 Martin Place in Sydney for the NSW Government, home of the Department of Premier, Cabinet and Treasury.

Current schemes include the \$60 million Shepparton Law Courts development for Court Services Victoria and the \$40 million Sydney Airport Terminal 1 Bifurcation Roof and Luxury Retail Precinct.

For more information contact ADCO, Level 9, 75 Dorcas Street, South Melbourne VIC 3205, phone 03 9832 1400, fax 03 9832 1444, email melbourne@adcoconstruct.com.au, website www.adcoconstruct.com.au

THE FINER DETAILS

The internal workings of a building, whilst not always visible, are crucial for its operational success. Responsibility for St Vincent's Private Hospital, Werribee's vital organs, sat with ADP Consulting.

The company provides consulting engineering services for the construction industry, specifically relating to a variety of industry sectors including commercial, retail, healthcare, education, government, residential and hotels.

The team oversaw the design and implementation of the building services across both the hospital and aged care facility. "We joined the project at concept stage and we're contracted right through to the end of the 12 month defects liability period," explained Associate Director, Marthinus Noyce.

The term 'building services' encompasses a wide range of responsibilities and ADP Consulting's remit included the air conditioning systems, hydraulic designs, electrical data and security

systems, fire protection systems and transportation design. "Our work requires a variety of skillsets and 16 members of the team worked on this project simultaneously," said Marthinus.

When working with such complex systems, challenges are to be expected. "We had two buildings that functioned independently of each other but had to share the same space, so designing the building services was complicated. We had to connect the two buildings from a building services perspective to improve the efficiency of the systems, networks and infrastructures we had created," said Marthinus. "It was an unusual set up but through effective building services design we enabled both buildings to share the space in a manner that boasted operational efficiency."

ADP Consulting has a team of 100 spread across offices in Melbourne, Sydney and Brisbane. Established only six years ago with six employees, the company attributes its growth to exceptional client service.

The team are currently working on one of the largest retail projects in Australia, the \$950 million Castle Towers expansion in Castle Hill, New South Wales.

For more information contact ADP Consulting, Level 11, 60 Albert Road, South Melbourne VIC 3205, phone 03 9521 1195, email contact@adpconsulting.com.au, website www.adpconsulting.com.au



ALL PLANNED OUT

With over 25 years of consulting experience, SJB Planning understands what it takes to craft a successful proposal. Their expertise and industry knowledge secured the planning approval for St Vincent's Private Hospital Werribee (SVPHW).

SJB Planning managed the entire planning approval process for ADCO Construction. The team prepared, coordinated and lodged the statutory planning applications. Complex design matters are usually a primary issue in the application journey but that wasn't the case for SVPHW. "The design parameters didn't present a significant challenge for this project. Instead it was more about convincing the authorities about the operation of the facility and its external impacts" says Marc Ellenbrock, Planning Director on the scheme.

One of the primary issues for stakeholders were parking and traffic control. SJB Planning worked with the Council and State Government to ensure they were comfortable with the parking provision onsite and the proposed management strategy amongst other issues. They also coordinated with Public Transport Victoria to upgrade a bus stop directly in front of the site.

Given the number of parties involved, it was a lengthy process to develop such a complex proposal. "This project encompassed a lot of government stakeholders and managing everyone's input and desired outcomes was crucial. Our role was to work collaboratively with all parties and ultimately achieve a positive outcome for our client."

Specialising in statutory, strategic and master planning, the team is based in Melbourne and works on large-scale projects for public and

private clients. SJB Planning also has a Sydney office. Their advice has been instrumental in major planning approvals including shopping centres, hospitals, offices, commercial buildings and all types of residential developments.

Notable SJB Planning successes include securing the approvals for various stages of the Caulfield Village urban regeneration project at the Caulfield Racecourse. The team also managed the approvals to transform the iconic Yorkshire Brewery into a mixed residential development.

For more information contact SJB Planning, Level 1, 80 Dorcas Street, Southbank VIC 3006, phone 03 8648 3500, fax 03 8648 3599, email info@sjbplanning.com.au, website www.sjb.com.au



St Vincent's Private Hospital Werribee, Victoria



CERTIFIED DELIVERY

As one of the leading practices in Regional Victoria with a wealth of experience in health projects, BSA Building Surveyors were chosen as the relevant Building Surveyors in the development of St Vincent's Private Hospital Werribee (SVPHW).

Recognised for their expertise on commercial, industrial, institutional and educational projects, the company provides clients with a building permit service paired with regulative design development and technical advice.

"We were brought on board in the early design stages of the project. We provided key regulatory advice and identified regulatory challenges to be considered by the design team," explained Dean Bertuch, Director of BSA Building Surveyors. "Our approach to facilitating the building permit process was both collaborative and responsive and we worked closely with all stakeholders involved to help meet project milestones."

St Vincent's Private Hospital Werribee was designed to provide health services for up to 16,000 people and presented a number of performance solutions developed by the scheme's Fire Safety Engineer. It was BSA Building Surveyors' role to review and certify them. "Our team, lead by Senior Building Surveyor Jo Van Loon, applied their vast experience in the area of healthcare and residential aged care to assess the performance solutions and manage their implementation throughout the construction phase," Dean said.

BSA Building Surveyors has a permanent team of 13 and an extensive network of freelance building surveyors and inspectors to assist with

service delivery of mandatory inspections for projects in both Melbourne and Regional Victoria. The company also offers allied building surveying consulting including essential safety measures assessments, and fire safety and regulative assessments of existing buildings.

Past projects include the \$40 million major redevelopment of St John of God Geelong Hospital in Victoria, the \$70 million major Geelong Hospital Redevelopment, the 12,000m² retail development of Bunnings Warehouse in Bayswater and a 5-level open-deck carpark at the Deakin University Burwood Campus.

For more information contact BSA Building Surveyors, Level 1, 126 Torquay Road, Grovedale VIC 3216, phone 03 5241 2559, fax 03 5241 2563, email admin@bsabs.com.au, website www.bsabs.com.au



St Vincent's Private Hospital Werribee, Victoria